When recorded return to: Leslie A. Fox 1419 Digby Place Unit 110 Mount Vernon, WA 98274



\$76.00

Skagit County Auditor 9/9/2016 Page

4 10:31AM

Recorded at the request of: Guardian Northwest Title File Number: 112355

Statutory Warranty Deed

THE GRANTORS David Derickson and Debra Derickson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Leslie A Fox, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 110, Building 2, The Ridge At Maddox Creek, A Condo., Ph. 2

Tax Parcel Number(s): P122657, 4852 000-110-0000

GUARDIAN NORTHWEST TITLE CO.

112355

Unit 110, Building 2, "THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 2, according to the Amended Declaration thereof recorded April 6, 2005, under Auditor's File No. 200504060078, and Survey Map and Plans thereof recorded April 6, 2005, under Auditor's File No. 200504060077, records of Skagit County, Washington; being a portion of Lot B-12, Maddox Creek P.U.D. Phase 3, according to the plat thereof recorded August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A"

David Derickson

Debra Derickson

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE T

STATE OF COUNTY OF Skagit 72, ng

I certify that I know or have satisfactory evidence that David Derickson and Debra Derickson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Sept 7 4 2016

Printed Name: -Kati Colton

Notary Public in and for the State of

Residing at Mormondus

My appointment expires: $-\frac{1}{67}$.

NOTARY PUBLIC STATE OF WASHINGTON **COLTON INGRAM** MY COMMISSION EXPIRES MAY 14, 2019

> LPB 10-05(i-l) Page 1 of 1

Commitment No.: 112355

SCHEDULE "B-1"

EXCEPTIONS:

A. Agreement regarding Formation of Local Improvement District, dated July 2, 1996, recorded September 9, 1996, under Auditor's File No. 9609090083.

B. PROPECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:

September 19, 1996

Recorded:

September 20, 1996

Auditor's No:

9609200054

Executed by:

Interwest Properties, Inc.

AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS WERE MANEDED AS FOLLOWS:

Declaration Recorded:

November 3, 2000

Auditor's No:

200011030078

C. Public Notice regarding Remediated Landfill, recorded September 20, 1996, under Auditor's File No. 9609200055.

D. EASEMENT. INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:

Public Utilifies District No. 1 of Skagit County.

Washington, a municipal corporation

Dated:

March 20, 2000

Recorded:

April 4, 2000

Auditor's No:

200004040010

Purpose:

Water pipeline

Area Affected:

A non-exclusive 20 foot wide easement over, under

and across a portion of Lot E12

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS. IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Dated:

November 2, 2000

Recorded:

November 3, 2000

Auditor's No:

200011030078

Executed by:

InterWest Properties, Inc.

Supplementary Declaration of Covenants and Restrictions of Maddox Creek Adding Additional Property to Existing Declaration.

F. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Maddox Creek Condominium, or any amendment thereto or under the bylaws adopted pursuant to said Declaration.

Form No. 1068-2 ACTA Plain Language Commitment

G. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989, (R.C.W. 64.34) and as may be hereafter amended.

H. PASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee Puget Sound Energy, Inc., a Washington corporation

Dated: January 17, 2002
Recorded: January 22, 2002
Auditor's No.: 200201220123

Purpose: "...utility systems for purposes of transmission, distribution

and sale of gas and electricity..."

Area Affected: Lot B-12 Maddox Creek P.U.D. Phase 3

I. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

And: Nord Northwest Corporation or its successor or assigns

Dated:
Recorded:
Auditor's No.:
Regarding:
June 24, 2003
February 10, 2005
200502100041
Water Service Contract

This agreement amends and supersedes that agreement recorded June 27, 2003 under Auditor's File No. 200306270034.

J. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 15, 2004

Recorded: June 23, 2004

Auditor's No.: 200406230100

Executed By: Nord Northwest Corporation

K. TERMS AND CONDITIONS OF DECLARATION – THE RIDGE AT MADDOX CREEK CONDOMINIUMS ASSOCIATION:

 Recorded:
 September 12, 2003

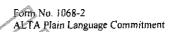
 Auditor's No.:
 200309120223

A "First Supplemental Declaration The Ridge at Maddox Creek Condominium Association" as recorded July 15, 2004 under Auditor's File No. 200407150082.

A "Second Supplemental Declaration The Ridge at Maddox Creek Condominium Association" as recorded April 6, 2005 under Auditor's File No. 200504060078.

A "Third Supplemental Declaration The Ridge at Maddox Creek Condominium Association" as recorded June 16, 2008 under Auditor's File No. 200806160175.

A "Fourth Supplemental Declaration The Ridge at Maddox Creek Condominium Association" as recorded March 3, 2010 under Auditor's File No. 201003030089.



LANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name:

Recorded: Auditor's No.:

The Ridge at Maddox Creek, A Condominium, Phase 2

April 6, 2005 200504060077